dc gohn Associates, Inc.
Surveyors - Engineers - Landscape Architects

October 30, 2026

Mr. Matt Peak
Township Manager / Zoning Officer
8853 Elizabethtown Road
Elizabethtown, PA 17022

SUBJECT: Playful Pups Retreat
Final Subdivision and Lot Line Change Plan Submission
DCG Project Number **5190-20**

Dear Mr. Peak:
On behalf of our client, Playful Pups Retreat and Laurie Yost, we are submitting the enclosed Final Subdivision/Lot Line Change Plan for review. The project is located at 950 Milton Grove Road North in Mount Joy Township, Lancaster County.

The purpose of this plan is to separate the existing dwellings/residence from the Playful Pups Retreat business. The plan proposes to transfer 8.386 acres from Lot 1 (Tax Parcel No. 460-33291-0-0000), which contains the existing business, to Lot 2 (Tax Parcel No. 460-91753-0-0000), a currently vacant lot. Upon completion of the proposed lot line change, Lot 2 will contain 14.44 acres and the Playful Pups Retreat business, while Lot 1 will retain 4.34 acres containing the existing dwellings/residence.

No construction, earth disturbance, or other site improvements are proposed as part of this plan. The properties are located within the Agricultural District.

We submit the following for your review:

1. 2 copies of the Final Subdivision/Lot Line Change Plan
2. 2 copies of the Township application
3. 2 Copies of the Waiver Request Letter
4. 1 Application Fee (Check)
5. 1 Escrow Fee (Check)

Plans are being submitted directly to Lancaster Civil Engineering Company and Josele Cleary, Esquire.

Sincerely,

D. C. GOHN ASSOCIATES, INC.

G. Rodney Nell
CADD Technician

Cc: Benjamin S. Craddock, P.E., President, Lancaster Civil (via email)
Patricia Bailey, Township Secretary (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
Laurie Yost, Playful Pups Retreat

PLOTTED: November 02,2026 @ 08:18AM
FILENAME: P:\5190\CADD\Yost-Playful Pups Retreat Lot Line Change Plan.dwg XREFS: IMAGES: ; P:\4918\Vestanol.locat\Map.tif; S:\5190 LAURIE YOST PUPS\DRONE\AERIAL-04-06-2026\Orthomosaic.jpg;

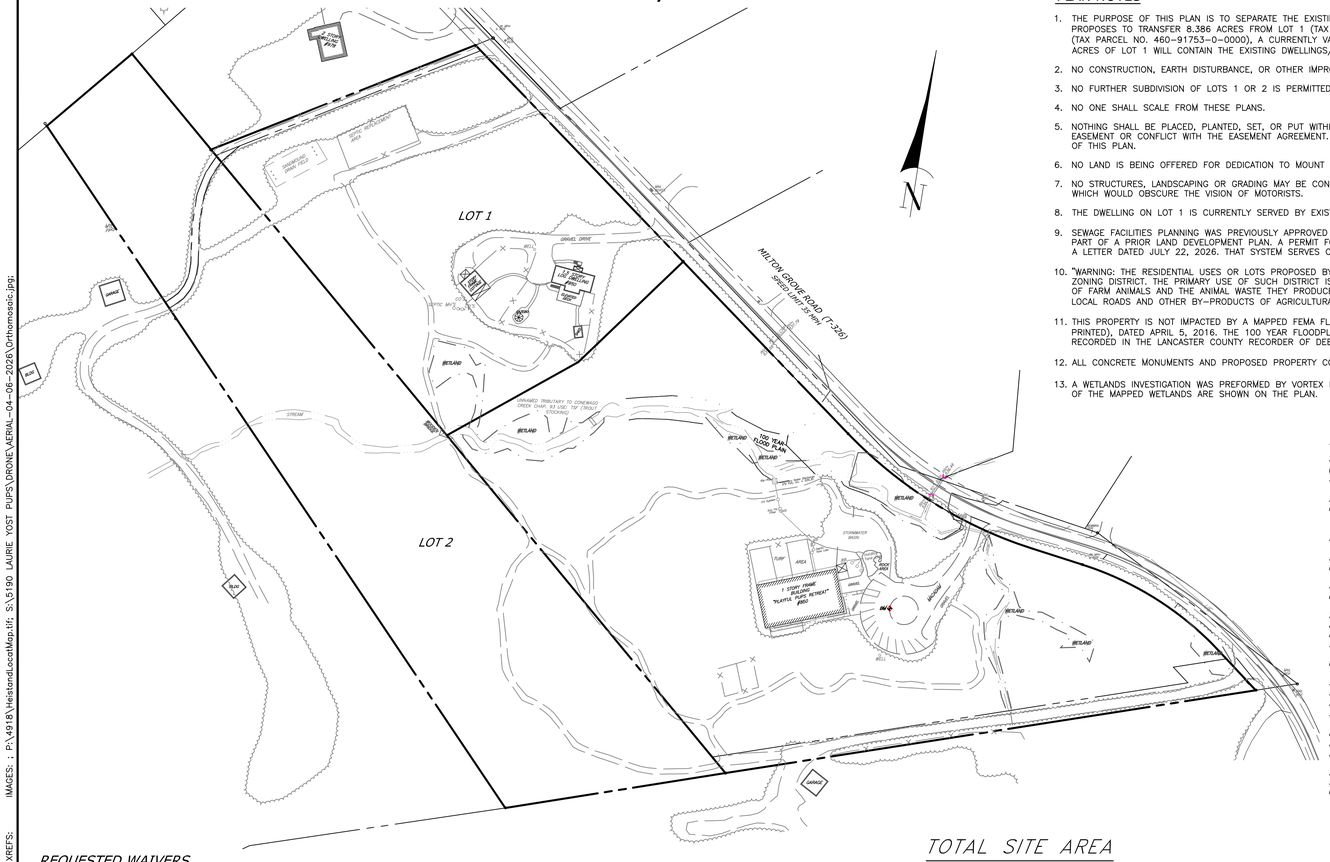
FINAL SUBDIVISION/LOT LINE CHANGE PLAN FOR

PLAYFUL PUPS RETREAT

950 MILTON GROVE RD N

MOUNT JOY TOWNSHIP

LANCASTER COUNTY, PENNSYLVANIA



ACT 187 UNDERGROUND UTILITY PROTECTION ACT

D. C. GOHN ASSOCIATES, INC. HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974, AS AMENDED BY ACT 187 OF 1996, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

1. PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, D. C. GOHN ASSOCIATES, INC. REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.

2. PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, D. C. GOHN ASSOCIATES, INC. HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.

3. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, D. C. GOHN ASSOCIATES, INC. HAS SHOWN UPON THESE DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2). THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ON CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT."

AND D. C. GOHN ASSOCIATES, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT D. C. GOHN ASSOCIATES, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 187 OF DECEMBER 19, 1996.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION BY D. C. GOHN ASSOCIATES, INC.

DATE: APRIL 3, 2026
ONE CALL SYSTEM SERIAL NUMBER: 20260930309 - MOUNT JOY TOWNSHIP

PLAN NOTES

1. THE PURPOSE OF THIS PLAN IS TO SEPARATE THE EXISTING DWELLINGS/RESIDENCE FROM THE PLAYFUL PUPS RETREAT BUSINESS. THE PLAN PROPOSES TO TRANSFER 8.386 ACRES FROM LOT 1 (TAX PARCEL NO. 460-33291-0-0000), CONTAINING THE EXISTING BUSINESS TO LOT 2 (TAX PARCEL NO. 460-91753-0-0000), A CURRENTLY VACANT LOT, RESULTING IN A LOT 2 CONTAINING 14.44 ACRES. THE REMAINING 4.34 ACRES OF LOT 1 WILL CONTAIN THE EXISTING DWELLINGS/RESIDENCE.
2. NO CONSTRUCTION, EARTH DISTURBANCE, OR OTHER IMPROVEMENTS ARE PROPOSED AS PART OF THIS LOT LINE CHANGE PLAN.
3. NO FURTHER SUBDIVISION OF LOTS 1 OR 2 IS PERMITTED.
4. NO ONE SHALL SCALE FROM THESE PLANS.
5. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN AN EASEMENT THAT WOULD ADVERSELY AFFECT THE THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT. THIS NOTATION IS THE BE INCLUDED IN THE DEED FOR EACH LOT UPON RECORDING OF THIS PLAN.
6. NO LAND IS BEING OFFERED FOR DEDICATION TO MOUNT JOY TOWNSHIP.
7. NO STRUCTURES, LANDSCAPING OR GRADING MAY BE CONSTRUCTED INSTALLED OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WOULD OBSCURE THE VISION OF MOTORISTS.
8. THE DWELLING ON LOT 1 IS CURRENTLY SERVED BY EXISTING PRIVATE ON LOT WATER AND AN ON LOT SEWAGE DISPOSAL SYSTEM.
9. SEWAGE FACILITIES PLANNING WAS PREVIOUSLY APPROVED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PA DEP) AS PART OF A PRIOR LAND DEVELOPMENT PLAN. A PERMIT FOR A STREAM DISCHARGE SEWAGE TREATMENT SYSTEM WAS CONFIRMED BY PA DEP IN A LETTER DATED JULY 22, 2026. THAT SYSTEM SERVES ONLY THE PLAYFUL PUPS RETREAT BUSINESS.
10. "WARNING: THE RESIDENTIAL USES OR LOTS PROPOSED BY THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN ARE IN THE AGRICULTURAL ZONING DISTRICT. THE PRIMARY USE OF SUCH DISTRICT IS AGRICULTURAL, AND RESIDENTS MUST EXPECT OCCURRENCES SUCH AS THE SMELL OF FARM ANIMALS AND THE ANIMAL WASTE THEY PRODUCE, INSECTS, TOXIC CHEMICAL SPRAYING, SLOW-MOVING AGRICULTURAL MACHINERY ON LOCAL ROADS AND OTHER BY-PRODUCTS OF AGRICULTURAL BUSINESS AND ACTIVITY."
11. THIS PROPERTY IS NOT IMPACTED BY A MAPPED FEMA FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 42071C0108F (NOT PRINTED), DATED APRIL 5, 2016. THE 100 YEAR FLOODPLAIN IDENTIFIED ON THE PLAN IS TAKEN FROM A PRIOR LAND DEVELOPMENT PLAN AS RECORDED IN THE LANCASTER COUNTY RECORDER OF DEEDS IN SUBDIVISION PLAN BOOK J-211, PAGE 113.
12. ALL CONCRETE MONUMENTS AND PROPOSED PROPERTY CORNERS WILL BE SET PRIOR TO PLAN RECORDING.
13. A WETLANDS INVESTIGATION WAS PREFORMED BY VORTEX ENVIRONMENTAL ON JULY 23, 2026. THE RESULTANT OF THAT INVESTIGATION AND LIMITS OF THE MAPPED WETLANDS ARE SHOWN ON THE PLAN.

SURVEYOR'S NOTES/REPORT:

1. THE BEARINGS SHOWN HEREON, ARE RELATIVE TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SPCS), SOUTH ZONE (3702), NORTH AMERICAN DATUM OF 1983 (NAD 83, 2011) BASED ON NGS OPUS SOLUTION

2. THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 18 BASED ON SAID OPUS SOLUTION.

SITE BENCHMARK: MAG NAIL IN THE PAVEMENT ALONG THE INSIDE EDGE OF THE PARKING CIRCLE, HAVING AN ELEVATION OF 544.76 FEET (NAVD88) GEOID18.

3. THE FIELD SURVEY WAS MADE BY DC GOHN ON THE GROUND APRIL 1, 2026 UTILIZING BASE/ROVER RTK GPS AND ROBOTIC TOTAL STATION.

4. AERIAL SURVEY WAS FLOWN BY DC GOHN APRIL 1, 2026 UTILIZING UAS RTK DRONE IMAGERY WITH GROUND CONTROL POINTS.

5. BOUNDARY OF THIS PROPERTY IS BASED UPON DEEDS OF RECORD LISTED AND RECORDED PLAN J-211-113 AND J-228-139 REFERENCED AT THE LANCASTER COUNTY COURTHOUSE AND ALSO AN UNRECORDED LAND DEVELOPMENT PLAN FOR PLAYFUL PUPS RETREAT BY RANCK LAKE ROEDER HILLARD & ASSOCIATES IN 2010 PROJECT NUMBER 08N007A.

6. THE SUBJECT TRACT IS SUBJECT TO EASEMENTS SET FORTH IN PRIOR DOCUMENTS.

7. THIS PROPERTY WAS SURVEYED USING THE CURRENT DEEDS OF RECORD AND WITHOUT THE BENEFIT OF A "TITLE SEARCH". THIS SURVEY DOES NOT GUARANTEE OR IMPLY THAT THE PROPERTY IS NOT AFFECTED BY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".

8. THE AREA OUTSIDE OF THE SUBJECT BOUNDARY HAS BEEN SUPPLEMENTED WITH PLANIMETRICS FROM LANCASTER COUNTY GIS AND PENNSYLVANIA SPATIAL DATA ACCESS (PASDA), AND ALSO PREVIOUS SURVEY DATA BY FRY SURVEYING INC.

9. UNDERGROUND IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN. UTILITIES THAT ARE SHOWN WERE LOCATED BASED UPON VISIBLE ABOVE GROUND EVIDENCE AND MARKINGS THROUGH A PA ONE CALL, SERIAL NO. 20260930309 ON APRIL 3, 2026.

PLANNING COMMISSION FINAL PLAN REVIEW CERTIFICATE

AT A MEETING ON _____, 20____, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE COMMISSION IN MOUNT JOY TOWNSHIP PLANNING COMMISSION FILE NO. _____, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

*_____ *_____

* SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES

LANCASTER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

THIS PLAN, BEARING LCPC FILE NO. _____, WAS REVIEWED BY STAFF OF THE LANCASTER COUNTY PLANNING DEPARTMENT ON , AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, OF 1968, AS AMENDED. THIS CERTIFICATE DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

*_____

* SIGNATURE OF THE CHAIRPERSON OR THEIR DESIGNEE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

_____ SIGNATURE _____ DATE

CERTIFICATION:

TO THE BEST OF MY ABILITY I HAVE REVIEWED THE RECORDS OF THE LANCASTER CO. RECORDER OF DEEDS AND RECORDS OF D. C. GOHN ASSOCIATES, INC. AND FIND THE FOLLOWING RECORDED PLANS:

FINAL SUBDIVISION PLAN FOR JOHN YOST - MILTON GROVE ROAD RECORDED OCTOBER 23, 2001 IN PLAN BOOK J-211, PG 113

LOT LINE CHANGE PLAN FOR LANCASTER COUNTY CONSERVANCY RECORDED OCTOBER 26, 2006 IN PLAN BOOK J-228, PG 139

_____
JAMES D. HILLARD, PLS

LOT 2
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS THE _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

(NAME) GAIL S. MAGNON AND LAURIE Z. YOST

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

_____
OWNER

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

_____ _____
NOTARY SIGNATURE NOTARY SEAL

LOT 1
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS THE _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

(NAME) DANIEL Z. AND LAURIE A. YOST

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

_____
OWNER

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

_____ _____
NOTARY SIGNATURE NOTARY SEAL

REQUESTED WAIVERS

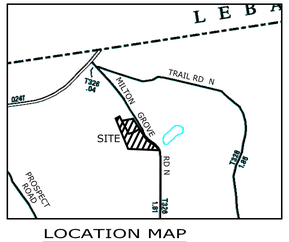
AT A MEETING ON _____ __, 202_ THE MOUNT JOY TOWNSHIP BOARD OF SUPERVISORS APPROVED THE FOLLOWING MODIFICATIONS.

SECTION 119-52.J.(3)(A) - ROADWAY IMPROVEMENTS

TOTAL SITE AREA

18.77 AC. = 817,605.05 SQ. FT.

(INCLUDES ALL RIGHTS-OF-WAY AND EASEMENTS)



LOCATION MAP
GRAPHIC SCALE IN FEET
0 2000 4000

ZONING DATA
1. DISTRICT ..... A-AGRICULTURAL
2. MIN. LOT AREA ..... 1 ACRE (SINGLE FAMILY DWELLING)
25 ACRES (AG USE)
2 ACRES (ALL OTHER USES)
3. MAX. LOT AREA ..... 2.5 ACRES (SINGLE FAMILY DWELLING)
4. MIN. LOT WIDTH ..... 100' AT BUILDING SETBACK
5. MIN. LOT DEPTH ..... 150'
6. MIN. FRONT YARD ..... 35' FROM R/W (SINGLE FAMILY)
50' FROM R/W (ALL OTHER STRUCTURES)
7. MIN. SIDE YARD ..... 20' (BOTH SIDES)
10' FOR ACCESSORY STRUCTURES
8. MIN. REAR YARD ..... 50'
10' FOR ACCESSORY STRUCTURES
9. MAX. NORMAL HEIGHT ... 35'
20' FOR ACCESSORY STRUCTURES
10. MAX. BLDG COVERAGE ..20%
11. MAX. LOT COVERAGE .. 25%

ZONING DATA SHOWN AS PER ZONING ORDINANCES IN EFFECT AT THE TIME OF THIS SURVEY.

LOT 1 - EXISTING SITE DATA
1. LOT AREA ..... 553,731.54 SQ.FT.
2. NUMBER OF LOTS 1
3. NUMBER OF ACRES 12.712
4. DENSITY ..... 0.08 LOTS/ACRES
5. ZONING ..... A-AGRICULTURAL
6. LAND USE ..... RESIDENTIAL/COMMERCIAL
7. UNITS OF OCCUPANCY ..... 1 BUSINESS/2 DWELLINGS
8. LOT COVERAGE ..... 64,680 SQ.FT. (12%)
9. BUILDING COVERAGE ..... 9,330 SQ.FT. (1.7%)
10. LOT WIDTH ..... 1,380' AT BUILDING SETBACK
11. LOT DEPTH ..... 400' +/- FROM R/W

LOT 2 - EXISTING SITE DATA
1. LOT AREA ..... 263,873.51 SQ.FT.
2. NUMBER OF LOTS 1
3. NUMBER OF ACRES 6.058
4. DENSITY ..... 0.17 LOTS/ACRES
5. ZONING ..... A-AGRICULTURAL
6. LAND USE ..... VACANT LOT
7. UNITS OF OCCUPANCY ..... 0/VACANT LOT
8. LOT COVERAGE ..... 5,040 SQ.FT. (2%)
9. BUILDING COVERAGE ..... 0.0 SQ.FT. (0%)
10. LOT WIDTH ..... 262' AT BUILDING SETBACK
11. LOT DEPTH ..... 1,148' +/-

LOT 1 - RESULTANT SITE DATA
1. LOT AREA ..... 188,476.96 SQ.FT.
2. NUMBER OF LOTS 1
3. NUMBER OF ACRES 4.34
4. DENSITY ..... 0.23 LOTS/ACRES
5. ZONING ..... A-AGRICULTURAL
6. LAND USE ..... RESIDENTIAL
7. UNITS OF OCCUPANCY ..... 2 DWELLINGS
8. LOT COVERAGE ..... 17,426 SQ.FT. (12%)
9. BUILDING COVERAGE ..... 2,279 SQ.FT. (1.7%)
10. LOT WIDTH ..... 391' AT BUILDING SETBACK
11. LOT DEPTH ..... 400' +/- FROM R/W

LOT 2 - RESULTANT SITE DATA
1. LOT AREA ..... 629,128.08 SQ.FT.
2. NUMBER OF LOTS 1
3. NUMBER OF ACRES 14.44
4. DENSITY ..... 0.69 LOTS/ACRES
5. ZONING ..... A-AGRICULTURAL
6. LAND USE ..... COMMERCIAL
7. UNITS OF OCCUPANCY ..... 1 BUSINESS
8. LOT COVERAGE ..... 52,293.75 SQ.FT. (2%)
9. BUILDING COVERAGE ..... 7,051 SQ.FT. (0%)
10. LOT WIDTH ..... 000' AT BUILDING SETBACK
11. LOT DEPTH ..... 649' +/- FROM R/W

LIST OF DRAWINGS

COVER SHEET 1
EXISTING CONDITIONS PLANS 2
PROPOSED CONDITIONS/LAYOUT 3
RESULTANT CONDITIONS/LAYOUT 4

-ALL PLANS TO BE RECORDED-

L.C.P.C. #: 00-00-0

REVISIONS	DATE

OWNER
NAME: LAURIE YOST
ADDRESS: 650 MILTON GROVE ROAD
ELIZABETHTOWN, PA 17022
TELEPHONE: 717-497-8594

LOT 1
NAME: PLAYFUL PUPS RETREAT
DANIEL Z. AND LAURIE A. YOST
ADDRESS: 950 MILTON GROVE ROAD
ELIZABETHTOWN, PA 17022
SOURCE OF TITLE: DEED REF.-5349469
LANC. CO. TAX ACCT.: 460-33291-0-0000
SUBDIVISION PLAN BOOK: J-211-113

LOT 2
NAME: GAIL S. MAGNON AND LAURIE Z. YOST
ADDRESS: 934 MILTON GROVE ROAD
ELIZABETHTOWN, PA 17022
SOURCE OF TITLE: DEED REF.-6129594
LANC. CO. TAX ACCT.: 460-91753-0-0000

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 653-5308
www.dcgohn.com
dc gohn Associates, Inc.
Surveyors - Engineers - Landscape Architects

PROJECT NO.: 5190-20
DATE: OCTOBER 21, 2026
DRAWN BY: GRN
CHECKED BY: TES
SCALE: 1"=100'
100 50 0 100 SCALE IN FEET

FINAL SUBDIVISION/LOT LINE CHANGE PLAN
FOR
PLAYFUL PUPS RETREAT
950 MILTON GROVE RD N
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4099

SHEET #: 1 OF 4

PLOTTED: November 02,2026 @ 08:18AM
FILENAME: P:\5190\CADD\Yost-Playful Pups Retreat Lot Line Change Plan.dwg XREFS: IMAGES: : P:\4918\WestlandLocatMap.tif; S:\5190 LAURIE YOST PUPS\DRONE\AERIAL--04-06-2026\Orthomosaic.jpg;

EXISTING CONDITIONS LEGEND

DR.	DRIVEWAY	FFE.	FINISHED FLOOR ELEVATION
CONC.	CONCRETE	TG	TOP OF GRATE
FR.	FRAME	INV.	INVERT
CMP	CORRUGATED METAL PIPE	RCP	REINFORCED CONCRETE PIPE
	INLET	△	SIGN
MH	MANHOLE	L/S	LIGHT STANDARD
WV	WATER VALVE	FH	FIRE HYDRANT
GV	GAS VALVE		UTILITY POLE
CO	CLEAN-OUT		
		8" S	SANITARY SEWER
		OE	OVERHEAD ELECTRIC LINE
		8" W	WATER LINE
		G	GAS LINE
		X X X	FENCE
			STORM SEWER
		UE	UNDERGROUND ELECTRIC LINE
		UT	UNDERGROUND TELEPHONE LINE
			EXISTING TREELINE

HARRY E. RISSER
NORTH MILTON GROVE ROAD – REAR
LANCASTER COUNTY TAX ACCT. #
460-79184-0-0000
DEED REF.-H74-196

MICHAEL S. AND STEPHANIE J. BRIDGEHOUSE
978 MILTON GROVE ROAD N
LANCASTER COUNTY TAX ACCT. #
460-27957-0-0000
DEED REF.-5056859

PAUL C. WENDELL AND KAY E. PATTERSON
997 MILTON GROVE ROAD N
LANCASTER COUNTY TAX ACCT. #
460-34465-0-0000
DEED REF.-5852453
SUBDIVISION PLAN BOOK: J-115-015

PHILIP C. JR AND DONNA R. DAY
951 MILTON GROVE ROAD N
LANCASTER COUNTY TAX ACCT. #
460-69015-0-0000
DEED REF.-Y88/631

DANIEL Z. AND LAURIE A. YOST
950 MILTON GROVE ROAD N
LANCASTER COUNTY TAX ACCT. #
460-33291-0-0000
DEED REF.-5349469
SUBDIVISION PLAN BOOK: J-211-113

GAIL S. MAGNON AND LAURIE A. YOST
934 MILTON GROVE ROAD NORTH
LANCASTER COUNTY TAX ACCT. #
460-91753-0-0000
DEED REF.-6129594

JAY K. AND PAMELA G. ESHELMAN
921 MILTON GROVE ROAD N
LANCASTER COUNTY TAX ACCT. #
460-74263-0-0000
DEED REF.-3025698

DWIGHT N. KREISER
938 MILTON GROVE ROAD NORTH
LANCASTER COUNTY TAX ACCT. #
460-18027-0-0000
DEED REF.-05571611
SUBDIVISION PLAN BOOK:
J-228-139

PETER S. AND MARGARET K. THILO
784 MILTON GROVE ROAD N
LANCASTER COUNTY TAX ACCT. #
460-42966-0-0000
DEED REF.-A-700115

BIG CHIQUES BOWMAN
849 MILTON GROVE ROAD N
LANCASTER COUNTY TAX ACCT. #
460-42248-0-0000
DEED REF.-N-430567

MILTON GROVE ROAD SPORTSMANS CLUB
731 MILTON GROVE ROAD N LANCASTER
COUNTY TAX ACCT. #
460-54768-0-0000
DEED REF.-4647/450

MILTON GROVE ROAD (T-326) – SPEED LIMIT 35 MPH

10' Driveway Easement Instr. No. 05345616

20'x20' Existing Sanitary Sewer Existing Easement Subd. Plan Bk. J-211, Pg. 113

30' Wide Existing Right-of-Way Subd. Plan Bk. J-211, Pg. 113

Existing Storm Easement Subd. Plan Bk. J-211, Pg. 113

Existing Wetlands Easement Subd. Bk. J-211, Pg. 113 Area = 0.583 Acres

CONSERVATION AREA EASEMENT 0.583 Acres

CONSERVATION AREA EASEMENT 0.981 Acres

DRAINAGE EASEMENT

Driveway Easement – Instr. No. 05345615

30' Wide Existing Stream Easement Subd. Plt. J-211, Pg. 113

EXISTING LOT 1
553,731.54 SQ.FT.
12.712 ACRES

EXISTING LOT 2
263,873.51 SQ.FT.
6.058 ACRES

1 STORY FRAME BUILDING "PLAYFUL PUPS RETREAT" #950

SOILS LEGEND

MdB – Mount Lucas Silt Loam, 3%-8% Slopes*
MeB – Mount Lucas very stony loam, 3%-12% slopes
UbD – Ungers extremely stony loam, 8%-25% slopes

*Prime Farmland

CURVE DATA TABLE

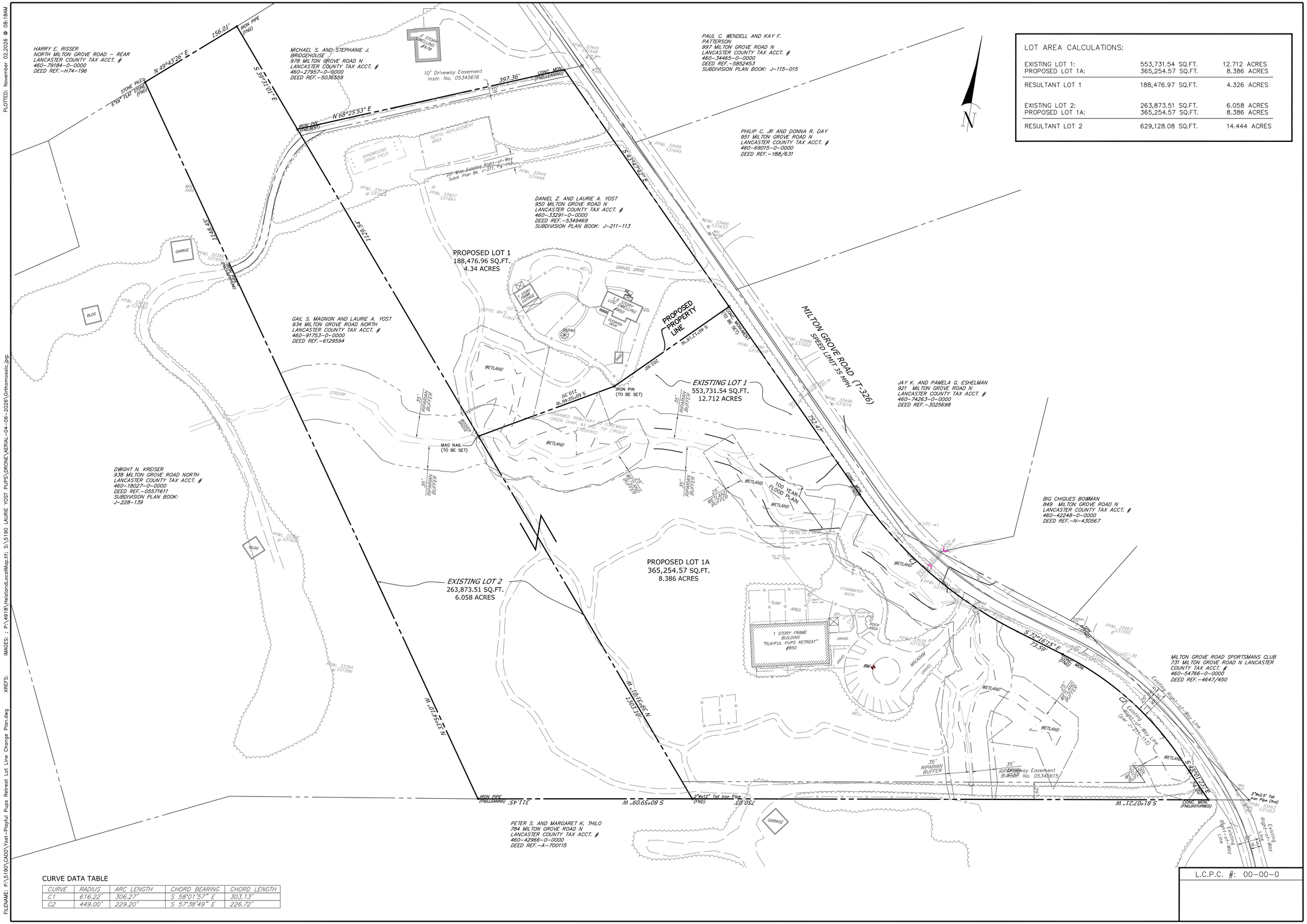
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	616.22'	306.27'	S 58°01'57" E	303.13'
C2	449.00'	229.20'	S 57°38'49" E	226.72'

L.C.P.C. #: 00-00-0

| | | |

PLOTTED: November 02,2026 @ 08:18AM

FILENAME: P:\5190\CADD\Yost-Playful Pups Retreat Lot Line Change Plan.dwg XREFS: IMAGES: ; P:\4918\HeistandLocatMap.tif; S:\5190 LAURIE YOST PUPS\DRONE\AERIAL--04--06--2026\Orthomosaic.jpg;



CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	616.22'	306.27'	S 58°01'57" E	303.13'
C2	449.00'	229.20'	S 57°38'49" E	226.72'

L.C.P.C. #: 00-00-0

LOT AREA CALCULATIONS:

EXISTING LOT 1:	553,731.54 SQ.FT.	12.712 ACRES
PROPOSED LOT 1A:	365,254.57 SQ.FT.	8.386 ACRES
RESULTANT LOT 1	188,476.97 SQ.FT.	4.326 ACRES
EXISTING LOT 2:	263,873.51 SQ.FT.	6.058 ACRES
PROPOSED LOT 1A:	365,254.57 SQ.FT.	8.386 ACRES
RESULTANT LOT 2	629,128.08 SQ.FT.	14.444 ACRES

REVISIONS	DATE

OWNER
NAME: LAURIE YOST
ADDRESS: 650 MILTON GROVE ROAD
ELIZABETHTOWN, PA 17022
TELEPHONE: 717-497-4594

LOT 1
NAME: PAWTUL PUPS RETREAT, DANIEL Z. AND LAURIE A. YOST
ADDRESS: 934 MILTON GROVE ROAD
ELIZABETHTOWN, PA 17022
SOURCE OF TITLE: DEED REF.-5349469
LANC. CO. TAX ACCT.: 460-33291-0-0000
SUBDIVISION PLAN BOOK: J-211-113

LOT 2
NAME: GAIL S. MAGNON AND LAURIE Z. YOST
ADDRESS: 934 MILTON GROVE ROAD
ELIZABETHTOWN, PA 17022
SOURCE OF TITLE: DEED REF.-6129594
LANC. CO. TAX ACCT.: 460-91753-0-0000

dc gohn Associates, Inc.
Surveyors - Engineers - Landscape Architects
32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 653-5308
www.dcgohn.com

PROJECT NO.: 5190-20
DATE: OCTOBER 21, 2026
DRAWN BY: GRN
CHECKED BY: TES
SCALE: 1"=60'
60 0 30 60
SCALE IN FEET

FINAL SUBDIVISION/LOT LINE CHANGE PLAN
PROPOSED CONDITIONS/LAYOUT
FOR
PLAYFUL PUPS RETREAT
950 MILTON GROVE RD N
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4099

SHEET #: 3 OF 4

PLOTTED: November 02,2026 @ 08:17AM

FILENAME: P:\5190\CADD\Yost-Playful Pups Retreat Lot Line Change Plan.dwg XREFS: IMAGES: ; P:\4918\HeistandLocalMap.tif; S:\5190 LAURIE YOST PUPS\DRONE\AERIAL-04-06-2026\Orthomosaic.jpg;

HARRY E. RISSER
NORTH MILTON GROVE ROAD - REAR
LANCASTER COUNTY TAX ACCT. #
460-79184-0-0000
DEED REF.-H74-196

MICHAEL S. AND STEPHANIE J. BRIDGEHOUSE
978 MILTON GROVE ROAD N
LANCASTER COUNTY TAX ACCT. #
460-27857-0-0000
DEED REF.-5036559

PAUL C. WENDELL AND KAY F. PATTERSON
997 MILTON GROVE ROAD N
LANCASTER COUNTY TAX ACCT. #
460-34465-0-0000
DEED REF.-5852453
SUBDIVISION PLAN BOOK: J-115-015

PHILIP C. JR AND DONNA R. DAY
951 MILTON GROVE ROAD N
LANCASTER COUNTY TAX ACCT. #
460-69015-0-0000
DEED REF.-Y88/631

DANIEL Z. AND LAURIE A. YOST
950 MILTON GROVE ROAD N
LANCASTER COUNTY TAX ACCT. #
460-33291-0-0000
DEED REF.-5349469
SUBDIVISION PLAN BOOK: J-211-113

GAIL S. MAGNON AND LAURIE A. YOST
934 MILTON GROVE ROAD NORTH
LANCASTER COUNTY TAX ACCT. #
460-91753-0-0000
DEED REF.-6129594

JAY K. AND PAMELA G. ESHELMAN
921 MILTON GROVE ROAD N
LANCASTER COUNTY TAX ACCT. #
460-74263-0-0000
DEED REF.-3025698

BIG CHIQUES BOWMAN
849 MILTON GROVE ROAD N
LANCASTER COUNTY TAX ACCT. #
460-42248-0-0000
DEED REF.-N-430567

MILTON GROVE ROAD SPORTSMANS CLUB
731 MILTON GROVE ROAD N LANCASTER COUNTY TAX ACCT. #
460-54766-0-0000
DEED REF.-4647/450

DWIGHT N. KREISER
938 MILTON GROVE ROAD NORTH
LANCASTER COUNTY TAX ACCT. #
460-18927-0-0000
DEED REF.-05571611
SUBDIVISION PLAN BOOK:
J-228-139

PETER S. AND MARGARET K. THILO
784 MILTON GROVE ROAD N
LANCASTER COUNTY TAX ACCT. #
460-42966-0-0000
DEED REF.-A-700115

RESULTANT LOT 1
188,476.96 SQ.FT.
4.34 ACRES

RESULTANT LOT 2
629,128.09 SQ.FT.
14.44 ACRES

PROPOSED PROPERTY LINE

MILTON GROVE ROAD (T-326)
SPEED LIMIT 35 MPH

10' Driveway Easement
Instr. No. 05345616

Driveway Easement
Instr. No. 05345615

20' Wide Existing Right-of-Way
Subd. Plan Bk. J-211, Pg. 113

Existing Right-of-Way Line
(Ref. J-211-113)

Existing Right-of-Way Line

100 YEAR FLOOD PLAIN

WETLAND

GRAVEL DRIVE

1 STORY FRAME BUILDING "PLAYFUL PUPS RETREAT" #850

1 STORY FRAME GARAGE #852

LOG STORY DWELLING #850

SEPTIC REPLACEMENT AREA

SANDMOUND DRAIN FIELD

SEPTIC MPTS 000-00-0000

STONE DWELLING #978

GARAGE

BLDG

SHED

STORMWATER BASIN

TURF AREA

ROCK AREA

GRAVEL

MACADAM

WELL

BM

IRON PIN (TO BE SET)

MAG NAIL (TO BE SET)

IRON PIN (FND/LEANING)

IRON PIPE (FND)

STONE PILE & 5.99' FLAT STONE (FND)

CONC. MON. (FND/LEANING)

CONC. MON. (FND)

CONC. MON. (TO BE SET)

CONC. MON. (FND/DISTURBED)

2"Ø x 2' Tall Iron Pipe (Fnd)

2"Ø x 2' Tall Iron Pipe (FND)

N 49°43'26" E 156.01'

N 68°25'53" E 397.36'

S 49°43'26" W 153.43'

S 22°16'15" E 73.59'

S 81°40'27" W 752.47'

N 23°54'10" W 311.45'

S 60°05'08" W 311.45'

S 09°05'09" W 210.39'

S 81°40'27" W 750.03'

S 22°16'15" E 73.59'

S 81°40'27" W 752.47'

N 49°43'26" E 156.01'

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	616.22'	306.27'	S 58°01'52" E	303.13'
C2	449.00'	229.20'	S 57°38'49" E	226.72'

L.C.P.C. #: 00-00-0

REVISIONS	DATE

OWNER
NAME: LAURIE YOST
ADDRESS: 650 MILTON GROVE ROAD
ELIZABETHTOWN, PA 17022
TELEPHONE: 717-497-8594

LOT 1
NAME: PLAYFUL PUPS RETREAT
DANIEL Z. AND LAURIE A. YOST
ADDRESS: 934 MILTON GROVE ROAD
ELIZABETHTOWN, PA 17022
SOURCE OF TITLE: DEED REF.-5349469
LANC. CO. TAX ACCT.: 460-33291-0-0000
SUBDIVISION PLAN BOOK: J-211-113

LOT 2
NAME: GAIL S. MAGNON AND LAURIE Z. YOST
ADDRESS: 934 MILTON GROVE ROAD
ELIZABETHTOWN, PA 17022
SOURCE OF TITLE: DEED REF.-6129594
LANC. CO. TAX ACCT.: 460-91753-0-0000

dc gohn Associates, Inc.
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32 Mount Joy Street
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FINAL SUBDIVISION/LOT LINE CHANGE PLAN
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950 MILTON GROVE RD N
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4099

SHEET #: 4 OF 4

MOUNT JOY TOWNSHIP

LANCASTER COUNTY, PENNSYLVANIA

Application for Consideration of a Subdivision and/or Land Development Plan

For Mount Joy Township Use Only:

M.J.T.P.C. File No.:		Date of Receipt/Filing:	
School District:	Donegal		Elizabethtown

The undersigned hereby applies for approval under Chapter 119, Subdivision and Land Development, of the Code of the Township of Mount Joy for the Plan submitted herewith and described below:

Plan & Project Information

Plan Name:	Final Subdivision and Lot Line Change Plan for Playful Pups Retreat					
Plan No.:	CG-4099		Plan Date:	October 21, 2026		
Location:	950 Milton Grove Road North Elizabethtown, PA 17022					
Property Owner:	Daniel Z. & Laurie A. Yost			Gail S. Magnon & Laurie A. Yost		
Owner Address:	934 Milton Grove Road, Elizabethtown, PA 17022			934 Milton Grove Road, Elizabethtown, PA 17022		
Telephone No.:	717-497-8594			Deed Ref.-6129594		
E-mail:				Tax Parcel No.-460-91753-0-0000		
Deed Reference:	5349469		Tax Parcel No.:	460-33291-0-0000		
Plan Type:		Sketch		Preliminary	X	Final
	X	Lot Line Change		Minor Agricultural or Land Development		
Description:	Transfer 12.712 acres from Lot 1 to Lot 2. The Resultant Configuration would separate the residence from the Playful Pups Retreat Business. (See Plan Note 1)					
Zoning District:	AG-AGRICULTURAL					
Is a zoning change necessary?	No		If yes, please specify:			
Is/was a zoning variance, special exception, or conditional use approval necessary?	No		If yes, attach ZHB decision.			
Total Acreage:	18.77 acres					
Name of applicant (if other than owner):	owner					
Address:						
Telephone No.:						
E-mail:						
Firm which prepared plan:	DC Gohn Associates, Inc					
Address:	32 Mount Joy Street, Po Box 128, Mount Joy, PA 17552					
Phone No.:	717-653-5308					
Person responsible for plan:	Todd Smeigh					
E-mail:	tsmeigh@dcgohn.com					

8853 ELIZABETHTOWN ROAD, ELIZABETHTOWN, PA 17022
PHONE (717) 367-8917 –FAX (717) 367-9208
www.mtjoytwp.org

Proposed Lots and Units

	# of Lots	# of Units		# of Lots	# of Units
Total #			Mixed Use		
Agricultural			Single Family Detached	1	2
Commercial	1	1	Multifamily (attached-sale)		
Industrial			Multifamily (attached-rental)		
Institutional			Other:		

Total Square Feet of Ground Floor Area (building footprint):	8,984 SQ.FT.
Total Square Feet of Existing Structures (all floors):	N/A
Total Square Feet of Proposed Structures (all floors):	N/A
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:	N/A
Linear feet of new street:	N/A
Identify all street(s) not proposed for dedication:	N/A

Type of water supply proposed:

	Public (Live)		Community
	Public (Capped)	X	Individual

Type of sanitary sewage disposal proposed:

	Public (Live)		Community
	Public (Capped)	X	Individual

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct and complete.

Joanne Yost

Signature of Landowner of Applicant

10/28/2026

Date

dc gohn Associates, Inc.
Surveyors - Engineers - Landscape Architects

October 30, 2026

Mr. Matt Peak
Township Manager/Zoning Officer
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

SUBJECT: Playful Pups Retreat
Final Subdivision and Lot Line Change Plan Waiver Request
DCG Project Number **5190-20**

Dear Mr. Peak:

On behalf of our client, Playful Pups Retreat and Laurie Yost, we respectfully request a modification of the Mount Joy Township Subdivision and Land Development Ordinance (SALDO), Section 119-52.J(3)(a), regarding the improvement of existing streets, in connection with the above-referenced Final Subdivision and Lot Line Change Plan.

SALDO §119-52.J(3)(a) – Improvement of Existing Streets

We respectfully request a modification to waive the requirement for frontage improvements along Milton Grove Road (T-326) in conjunction with the proposed Final Subdivision and Lot Line Change Plan.

The subject properties are owned by Daniel Z. and Laurie A. Yost (Lot 1) and Gail S. Magnon and Laurie Yost (Lot 2) and are located in a predominantly rural and wooded area of Mount Joy Township. Lot 1 currently fronts Milton Grove Road, while Lot 2 is an interior lot with access provided across Lot 1.

The purpose of the proposed Final Subdivision and Lot Line Change Plan is to transfer approximately 8.386 acres from Lot 1 to Lot 2, providing Lot 2 with direct road frontage and consolidating the acreage associated with the Playful Pups Retreat business on a single lot, separate from the existing residential dwelling.

The plan does not propose the creation of additional lots, new building construction, earth disturbance, or other physical site improvements. Furthermore, the proposed lot line adjustment will not change the existing use of the properties or increase the traffic generation or intensity of the existing use.

Given the limited scope of the proposed plan and the absence of additional development or increased traffic impacts, requiring frontage improvements at this time would impose substantial construction costs without a corresponding, identifiable public benefit attributable to the proposed boundary adjustment. The existing roadway and cartway conditions currently

serve the properties, and the proposed plan will not introduce additional development-related demands on Milton Grove Road.

Additionally, constructing frontage improvements solely along the subject properties, without corresponding improvements along adjacent roadway segments, may result in isolated improvements that do not meaningfully advance the overall continuity of roadway improvements in this rural area.

Based on the nature of the proposed lot line adjustment, the absence of additional development or increased traffic impacts, and the existing roadway conditions, we respectfully submit that the requested modification is reasonable and appropriate for this application.

Granting the requested modification will allow the proposed boundary adjustment to proceed, provide Lot 2 with direct road frontage, and establish the intended separation between the residential dwelling and the Playful Pups Retreat business, while maintaining the rural and wooded character of the surrounding area.

No alternative design standard is proposed, as no roadway improvements are necessary to accommodate the proposed boundary adjustment.

We respectfully request the Township's favorable consideration of this modification request. Please contact our office if additional information is required.

Sincerely,

D. C. GOHN ASSOCIATES, INC.



G. Rodney Nell
CADD Technician

Cc: Benjamin S. Craddock, P.E., President, Lancaster Civil (via email)
Patricia Bailey, Township Secretary (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
Laurie Yost, Playful Pups Retreat

LAW OFFICES
MORGAN, HALLGREN, CROSSWELL & KANE, P.C.

ANTHONY P. SCHIMANECK
JOSELE CLEARY
ROBERT E. SISKO

GEORGE J. MORGAN
(1971 - 2021)

RETIRED
CARL R. HALLGREN
MICHAEL P. KANE

OF COUNSEL
WILLIAM C. CROSSWELL

P. O. BOX 4686
LANCASTER, PENNSYLVANIA 17604-4686
WWW.MHCK.COM
FAX (717) 299-6170
E-MAIL: attorneys@mhck.com

700 NORTH DUKE STREET
LANCASTER, PA 17602
717-299-5251

1536 W MAIN STREET
EPHRATA, PA 17522
717-733-2313

November 14, 2026

VIA EMAIL

Matthew J. Mandia, Township Manager
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Re: Final Subdivision/Lot Line Change Plan for Playful Pups Retreat
Our File No. 10221-1

Dear Matt:

I have been provided with a copy of the Final Subdivision/Lot Line Change Plan for Playful Pups Retreat (the "Plan"). 950 Milton Grove Road currently contains approximately 12 acres, a single family detached dwelling and accessory structures at its north, and a commercial building and accessory structures identified as Playful Pups Retreat at its south. The Plan proposes to subdivide 950 Milton Grove Road to join the Playful Pups Retreat portion at the south with a landlocked lot identified as 934 Milton Grove Road. After subdivision, the existing dwelling will be located on Lot 1 which will contain 4.326 acres. The remaining land including the Playful Pups Retreat and all of 934 Milton Grove Road will be Lot 2 and will contain 14.4 acres. This letter will set forth comments on the Plan.

The Plan does not correctly identify ownership of the land. 950 Milton Grove Road, Lancaster County Tax Account No. 460-33291-0-0000, is identified as being owned by Daniel Z. Yost and Laurie A. Yost pursuant to a deed recorded at Document No. 5349469. The deed recorded at 5349469 conveyed that land to "Daniel Z. Yost and Laurie A. Yost, husband and wife, and Gail S. Magnon, single person." The ownership of this land must be corrected on the Plan. 934 Milton Grove Road, Lancaster County Tax Account No. 460-91753-0-0000 is held by Laurie A. Yost and Gail S. Magnon by a deed recorded at Document No. 6129594.

The Plan does not indicate all of the prior documents which impose restrictions. Both existing lots contain an unnamed tributary to the Conewago Creek, wetlands, and riparian buffers. Sheet 2 of the Plan indicates a "30' wide existing stream easement" citing Subdivision Plan Book J-211, Page 113. However, all three landowners executed a Declaration of Restrictive Covenants for Conservation which was recorded at Document No. 5792664 which relates to 950 Milton Grove Road. The Declaration is in favor of the United States Army Corps of Engineers and states that both the Army Corps and the Pennsylvania Department of Environmental Protection may

enforce the use restrictions. The Declaration contains legal descriptions of an "existing" conservation easement area containing 25,386 square feet as well as a proposed area abutting Milton Grove Road. This may be what is designated as "Conservation Area Easement 0.981 acres" on Sheet 2 of the Plan, but it is not clearly delineated nor is the recording reference of the Declaration included.

Sheet 2 of the Plan also has an indication by the dwelling of "Conservation Area Easement 0.583 acres" which may be what was identified as the existing easement in the Declaration recorded at Document No. 5792664. If this is so, the recording reference of the Declaration should be clearly indicated.

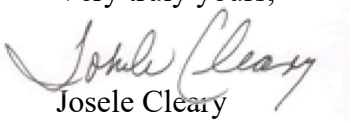
The Playful Pups Retreat building is served by an alternate sewage disposal system, an EcoFlow Peat-Based Small Flow Treatment Facility. This alternate sewage system is subject to a Sewage System Maintenance Agreement which is recorded at Document No. 5785450. The existence of the Sewage System Maintenance Agreement should be recognized by a note on the Plan.

Sheet 3 of the Plan shows wetlands buffers and riparian buffers on both lots. There should be an Agreement Providing for Grant of Conservation Easement recorded. This will overlap some of the land covered by the Declaration, but it will preserve a greater area, including the unnamed tributary and its riparian buffer on 934 Milton Grove Road which is not subject to the Declaration.

If the Planning Commission approves the Plan, it should impose a condition that deeds with perimeter legal descriptions for the two new lots be recorded within 30 days after the Plan is released for recording.

If you have any questions concerning the issues addressed in this letter, please contact me.

Very truly yours,



Josele Cleary

JC:sle
MUNI\10221-1(7)\261103\71

cc: Matt Peak, Community Development Director/Zoning Officer (via email)
Justin S. Evans, AICP, Assistant Zoning Officer (via email)
Patricia J. Bailey, Township Secretary, Assistant Zoning Officer (via email)
Cindy Gonzalez, Assistant Secretary (via email)
Benjamin S. Craddock, P.E. (via email)
G. Rodney Nell, CADD Technician (via email)

November 18, 2026

LANCASTER CIVIL
★ ★ engineering company ★ ★
p.o. box 8972, lancaster, pa 17604-8972
www.lancastercivil.com

Matthew Mandia
Township Manager
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Via email: matt@mtjoytwp.org

Re: Playful Pups Retreat
Final Subdivision/Lot Line Change Plan
950 and 934 Milton Grove Road
Township Permit No. 26-09-LLCP
LCEC Project No: 25-224

Dear Mr. Mandia,

I have received a final subdivision/lot line change plan submission from DC Gohn Associates, Inc. for the above-referenced project. The submission consisted of the following documents:

- Cover Letter dated October 30, 2026
- Final Subdivision/Lot Line Change Plan dated October 21, 2026
- Waiver Request Letter dated October 30, 2026

Based upon my review of the submitted information, I offer the following comments for the Township to consider:

Zoning Ordinance

1. The lot width shown in the Lot 2 – Resultant Site Data table shall be corrected (135-85.D).
2. No more than five animals per acre shall be permitted to be boarded on the property (135-239.A). This requirement shall be added to the Zoning Data table.
3. All outdoor running and play areas shall be set back at least 50 feet from neighboring properties (135-239.C). This requirement shall be added to the Zoning Data table.
4. Enclosed structures that house animals shall be set back a minimum of 50 feet from neighboring properties (135-239.D). This requirement shall be added to the Zoning Data table.
5. The minimum lot area for lots with more than one principal use shall be calculated by adding the minimum lot areas required for each use as though each use were located on a separate lot (135-295.A). The minimum lot areas shown in both the Zoning Data and Lot 1 – Resultant Site Data tables on the Cover Sheet shall be revised based on this requirement for Resultant Lot 1 since it has two principal uses (i.e., 2 dwellings x 1 acre = 2 acres).
6. Steep slopes greater than 15% shall be shown on the plans (135-305.A). A differentiation of slopes between 15% and 25% and those greater than 25% shall be indicated on the plans.

7. Riparian corridors shall be established to include 30 feet on each side of the watercourse, measured from the top of each stream bank (135-306.B). The riparian corridors shall encompass, at a minimum, the entire 100-year floodplain (135-306.C). The applicant shall enter into a recordable agreement with the Township providing for the permanent maintenance of the riparian corridor, in a form acceptable to the Township Solicitor (135-306.F).
8. A 25-foot buffer surrounding the wetlands boundary shall be conserved (135-307.B). The applicant shall enter into a recordable agreement with the Township providing for the permanent maintenance of the wetland area, in a form acceptable to the Township Solicitor (135-307.E).
9. The required and existing number of parking spaces for the uses shall be provided on the plans (135-343).

Subdivision and Land Development Ordinance

10. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
11. The names and addresses of the owners of the subject tracts shall be clarified (119-31.B(3)). The names provided for Lot 1 do not match the owner names on the deed. The "owner" shown in the titleblock does not match the deed for either lot. The address of the owner for Lot 1 (934 Milton Grove Rd) in the titleblock does not match the address shown on the plan for Lot 1 (950 Milton Grove Rd).
12. The Clean and Green note shall be added to the plans (119-31.B(11)).
13. The density shown in the Site Data tables shall be expressed as dwelling units per acre (119-31.D(3) & 119-12).
14. The Declaration of Restrictive Covenants for Conservation recorded at Instrument No. 5792664 for the existing "Stream Easement" and the "Conservation Area Easement" shown on Sheet 2 of the plans shall be referenced on the plans (119-31.B(14) & 119-31.B(15)).
15. The proposed lot coverages shown for Resultant Lot 1 in the site data table shall be corrected (the percentages shown are the same as those shown for Existing Lot 1) (119-31.D(9)).
16. The wetlands study referenced in Plan Note 13 shall be provided (119-32.B & 119-35.E(3)(c)).
17. The acreage of Resultant Lot 1 shall be corrected. The Lot 1 – Resultant Site Data table and the lot labels show 4.34 acres; however, the Lot Area Calculations table shows 4.326 acres (119-35.D(2)).
18. All certificates shall be executed prior to final plan approval (119-35.E).
19. Written notice shall be provided from the DEP that approval of the sewer planning module has been granted or notice from the Department that such approval is not required (119-35.E(2)(a) & 119-60.A).
20. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)). If the required lot markers and monuments are set prior to the recording of the plan, and the plan is revised to include the set markers and monuments, then a land development agreement would not be needed.

21. A copy of the deed with the perimeter description of Resultant Lot Nos. 1 and 2 shall be provided prior to the final release of financial security (119-35.E(4)(g)).

22. A construction cost estimate and financial security shall be provided (119-41). The cost estimate shall include the costs for setting the proposed lot markers and monuments. If the proposed lot markers and monuments are set prior to the recording of the plan, and the plan is revised to include the set markers and monuments, then financial security would not need to be posted.

23. The frontage along Milton Grove Road (collector street) shall be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. The existing cartways are not shown on the plan, but appear to vary between 22 feet and 23.75 feet wide; the required cartway width for a collector street outside of the designated growth area is 22 feet with 5-foot paved shoulders (32 feet total). Additional right-of-way shall also be provided. The required right-of-way width for a collector street is 60 feet (119-52.J(3)(a)). The applicant has requested a waiver of this requirement.

    Waiver response: The current plans propose only the subdivision/relocation of lot lines; no improvements or development is proposed. The plan does not propose additional lots, traffic, or employees which would increase the intensity of the use. Based on this consideration, I have no objection to a waiver of this requirement.

24. The deeds for lots which contain an easement shall include the language that nothing shall be placed, planted, set or put within an easement that would adversely affect the function of the easement or conflict with the easement agreement (119-56.B).

25. A lot line marker shall be set at the street right-of-way near the eastern corner of Resultant Lot 2 (119-57.D).

26. Any action taken on waiver requests, dates, and any conditions of approval shall be added to the cover sheet (119-91.C).

If you should have any questions or need additional information, please do not hesitate to contact me at bencraddock@lancastercivil.com or via telephone at 717-799-8599.

Sincerely,

Benjamin S. Craddock

Benjamin S. Craddock, PE, President
LANCASTER CIVIL

cc: Matt Peak, Community Development Director / Township Zoning Officer (via email)
Justin Evans, Township Assistant Zoning Officer (via email)
Patricia Bailey, Township Secretary / Assistant Zoning Officer (via email)
Cindy Gonzalez, Assistant Township Secretary (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
G. Rodney Nell, DC Gohn Associates, Inc. (via email)
Todd Smeigh, PE, DC Gohn Associates, Inc. (via email)
Keith Hunnings, Township SEO (via email)
Renee Addleman, Planner, LCPC (via email)